## CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- April 21, 2023 VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA. IN THE EVENT THAT GOVERNOR PRITZKER ELECTS NOT TO EXTEND THE STATEWIDE DISASTER DECLARATION TO INCLUDE APRIL 21, 2023, AN IN-PERSON MEETING MAY BE POSSIBLE, AND DETAILS WILL BE PROVIDED ON THE BOARD'S WEBSITE.

Approval of the minutes from the February 17, 2023, regular meeting of the Zoning Board of Appeals ("Board").

Approval of the minutes from the March 17, 2023, regular meeting of the Board

Approval of the agenda for the April 21, 2023, regular meeting of the Board.

## 9:00 A.M.

118-23-A ZONING DISTRICT: B3-2 WARD: 43

**APPLICANT:** 365 Outdoor, LLC

**OWNER:** Lincoln Park Acquisitions, LLC **PREMISES AFFECTED:** 2624-26 N. Lincoln Avenue

**SUBJECT:** Application for an appeal from the office of the Zoning

Administrator in refusing to permit the establishment of an off premise-sign which is located on a pedestrian street. The sign is also located within 100 feet of a residential district which is prohibited. The permit application listed a total sign face area of 338 square feet. The street frontage is listed as 25 feet. The

property is in a B3 zoning district which allows a maximum square

footage of all signs on the zoning lot of four times the street frontage or 1500 square feet whichever is less pursuant to section 17-12-1003-8. The sign area would exceed the maximum area allowance by 238 square feet and therefore is prohibited.

• Continued to May 19, 2023

119-23-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Ami Kotecha OWNER: Same applicant

**PREMISES AFFECTED:** 1223 N. Marion Court

**SUBJECT:** Application for a variation to reduce the east front setback from

6.62', north and south side setback from 2' to zero, combined side yard setback 5' to zero and to reduce the front garage feature setback from 20' to 2' for a proposed two-story, single-family residence with an attached two-car garage on a through lot.

120-23-S ZONING DISTRICT: B3-1 WARD: 30

**APPLICANT:** U.S. Bank N.A

**OWNER:** Radford Belmont, LLC and Radford Chicago, LLC

**PREMISES AFFECTED:** 5811 W. Belmont Avenue

**SUBJECT:** Application for a special use to allow partial demo and rehab of the

existing building into a new bank with three drive-through lanes

and a bypass lane.

Approved

121-23-Z ZONING DISTRICT: RS-3 WARD: 11

APPLICANT: Charles Allen Cotton IV
OWNER: Same as applicant
PREMISES AFFECTED: 3110 S. Racine Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 12.67' to zero, the setback for parking from the front property line from 20' to zero a proposed one-car unenclosed concrete parking stall and drive-way in front of an existing single-

family residence.

Approved

**122-23-S ZONING DISTRICT: B3-1 WARD: 34 APPLICANT:**Egnonanvi B. Pethos dba Berenice African Hair Braiding

**OWNER:** Mer Car Corp. **PREMISES AFFECTED:** 2022 W. 119th Street

**SUBJECT:** Application for a special use to establish a hair braiding salon.

Approved

123-23-S ZONING DISTRICT: B3-2 WARD: 8

**APPLICANT:** Raze Up Barber Spa, LLC

OWNER: Isaac Jordan
PREMISES AFFECTED: 1901 E. 79th Street

**SUBJECT:** Application for a special use to establish a hair / nail salon.

Approved

124-23-Z ZONING DISTRICT: B3-2 WARD: 1

**APPLICANT:** Charles Farwell **OWNER:** Esther Farwell

**PREMISES AFFECTED:** 2537 W. North Avenue

**SUBJECT:** Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 9.81' for a

proposed second floor stair and rooftop stair enclosure.

125-23-Z ZONING DISTRICT: B1-1 WARD: 13

**APPLICANT:** Yulie Taylor **OWNER:** Same as applicant **PREMISES AFFECTED:** 4459 W. 55th Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 0.54' for a proposed second floor addition to an

existing one-story detached house.

Approved

126-23-S ZONING DISTRICT: B1-1 WARD: 17

**APPLICANT:** Monique Michelle The Beauty Experience

**OWNER:** Monique Harris **PREMISES AFFECTED:** 1511 W. 79th Street

**SUBJECT:** Application for a special use to convert the existing ground floor

and basement retail use tenant space to a personal service (beauty and nail salon) in an existing three-story mixed-use building.

Approved

127-23-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Greg Orlowski
OWNER: Same as applicant
PREMISES AFFECTED: 1934 N. Freemont Street

**SUBJECT:** Application for a variation to reduce the north side setback from

the required 2' to 0.83' (south to be 0.54'), combined side yard setback from 4.4' to 1.37' for a proposed rear two-story open deck and a one-story open stair at the existing, three-story single-family

residence.

Approved

128-23-Z ZONING DISTRICT: B1-3 WARD: 43

**APPLICANT:** NY II, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 735 W. Wrightwood Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 0.25' for a proposed three-story addition and new rear open decks at the existing three-story retail and two dwelling unit building to be converted to a four dwelling unit building and retail mixed use building that is located within 2,640' of a CTA rail

station entrance.

129-23-Z ZONING DISTRICT: B1-3 WARD: 43

**APPLICANT:** NY II, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 735 W. Wrightwood Avenue

**SUBJECT:** Application for a variation to reduce the required off-street parking

spaces for a transit served location from two to zero to convert a three-story retail and two dwelling unit building to a retail and four dwelling unit building which is located within 2,640' of a CTA rail

station entrance.

Approved

130-23-Z ZONING DISTRICT: RT-4 WARD: 29

**APPLICANT:** 5902-04 Midway Park, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 5902-04 W. Midway Park

**SUBJECT:** Application for a variation to reduce the opposite street side

setback from the required 5' to zero, rear setback from 45' to 10.39' to allow the as built 7' tall iron fences at the rear and side of rear yard and two as-built detached two car garages for the existing three-story, seven dwelling unit building that is being deconverted

to a six dwelling unit building.

• Approved

131-23-Z ZONING DISTRICT: RT-4 WARD: 29

**APPLICANT:** 5902-04 Midway Park, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 5902-04 W. Midway Park

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 487.5 square feet to zero to allow the as built 7' tall iron fences at the rear and sides of rear yard and as built detached two, two car garages for the existing three-story seven dwelling unit building to be deconverted to a six-dwelling unit building.

Approved

132-23-Z ZONING DISTRICT: RS-3 WARD: 11

APPLICANT: Richard Petrovich
OWNER: Same as applicant
PREMISES AFFECTED: 2562 S. Hillock Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.73' to 2', west side setback from 2' to 1' (east to be 3'), combined side yard setback from 5' to 4' for a proposed 798 square

foot two-car garage for an existing single-family residence.

133-23-S ZONING DISTRICT: B3-1 WARD: 18

**APPLICANT:** PG6 Inc.

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2443 W. 71st Street

**SUBJECT:** Application for a special use to establish a tavern.

Approved

134-23-S ZONING DISTRICT: PMD-4A WARD:27

APPLICANT: Maverick Ales & Lagers, LLC
OWNER: Sixth Avenue Holdings, LLC
PREMISES AFFECTED: 2137 W. Walnut Street

**SUBJECT:** Application for a special use to establish an outdoor rooftop patio

to serve an existing brewery with taproom on the ground floor with a second-floor expansion and addition to an existing two-story

building.

Approved

135-23-Z ZONING DISTRICT: RM-4.5 WARD: 45

**APPLICANT:** 5069 N. Northwest Highway, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 5069-75 N. Northwest Highway

**SUBJECT:** Application for a variation to reduce the front setback from 15' to

7.5', rear setback from 30' to 18.75' for a proposed three-story,

fourteen dwelling unit building with on-site parking.

Approved

136-23-Z ZONING DISTRICT: RM-4.5 WARD: 45

**APPLICANT:** 5069 N. Northwest Highway, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 5069-75 N. Northwest Highway

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 763.72 to 477 square feet for a proposed three-story,

fourteen dwelling unit building with on-site parking.

Approved

137-23-S ZONING DISTRICT: C1-1 WARD: 12

**APPLICANT:** JG IL. LLC

**OWNER:** Chicago Title and Land Trust as Trustee under trust Agreement

dated 10-07-04 and known as trust number 10-2749

**PREMISES AFFECTED:** 3455-59 S. Ashland Avenue

**SUBJECT:** Application for a special use to establish an adult use cannabis

dispensary in an existing one-story building.

138-23-Z ZONING DISTRICT: C2-2 WARD: 1

**APPLICANT:** PMJ2445, LLC **OWNER:** Luis Martinez

**PREMISES AFFECTED:** 2443-47 N. Milwaukee Avenue

**SUBJECT:** Application for a variation to establish a public place of

amusement license to provide live entertainment which is located

within 125' of a residential zoning district.

• Approved

139-23-Z ZONING DISTRICT: B2-3 WARD: 44

**APPLICANT:** 3710 N. Kenmore, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3710 N. Kenmore Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 3', south side setback from 5' to 3.83' for a proposed four-story, four dwelling unit building with front balconies, three enclosed parking spaces and four bicycles. This is a transit served location which is located within 2,640' from a CTA rail station

entrance.

Approved

140-23-Z ZONING DISTRICT: B2-3 WARD: 44

**APPLICANT:** 3710 N. Kenmore, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 3710 N. Kenmore Avenue

**SUBJECT:** Application for a variation to increase the off-street parking

requirement from two spaces to three for a proposed four-story, four dwelling unit building with front balconies, three enclosed parking spaces and four bicycle spaces. This is a transit served location which is located within 2,640' from a CTA rail station

entrance.

• Approved

141-23-Z ZONING DISTRICT: RT-4 WARD: 46

**APPLICANT:** Kenneth Pecyna & Roberta Parkinson

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3836 N. Alta Vista Terrace

**SUBJECT:** Application for a variation to reduce the north side setback from

the required 2' to 0.48' (south to be zero), combined side yard setback from 4.8' to 0.48' for a proposed front second story addition along Seminary Avenue frontage at an existing attached

two-story single-family residence on a through lot.

142-23-Z ZONING DISTRICT: RT-4 WARD: 46

**APPLICANT:** Kenneth Pecyna & Roberta Parkinson

**OWNER:** Same as applicant

PREMISES AFFECTED: 3836 N. Alta Vista Terrace

**SUBJECT:** Application for a variation to expand the existing 1,485 square feet

of floor that has been existence for more than fifty years by 73.25 square feet for a total of 1,571.75 square feet for a proposed front two-story addition along Seminary Avenue frontage at an existing

attached two-story single-family residence on a through lot.

Approved

**143-23-Z ZONING DISTRICT: B2-3 WARD: 44 APPLICANT:** Estate of Kathy A. Poczatek, Jeff Poczatek, executor

OWNER: Same as applicant
PREMISES AFFECTED: 2821 N. Orchard Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 3.22' to 2.17', rear setback from 30' to 4', north side setback from 2' to 1' (south to be 5.17'), combined side setback from 7.20' to 6.17' for a proposed five-story, five dwelling unit building. This is a transit served location within 2,640' of a CTA

rail station entrance.

Approved

**144-23-Z ZONING DISTRICT: B2-3 WARD: 44 APPLICANT:**Estate of Kathy A. Poczatek, Jeff Poczatek, executor

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2821 N. Orchard Street

**SUBJECT:** Application for a variation to increase the number of off-street

parking spaces for a transit served location from three to five for a proposed five-story, five dwelling unit building and five car

garage. This is a transit served location within 2,640' of a CTA rail

station entrance.

Approved

**ZONING DISTRICT: B2-3** WARD: 44 APPLICANT: Estate of Kathy A. Poczatek, Jeff Poczatek, executor

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2821 N. Orchard Street

**SUBJECT:** Application for a variation to increase the building height from the

maximum 50' to 55' for a proposed five-story, five dwelling unit building with five car garage. This is a transit served location

within 2,640' of a CTA rail station entrance.

146-23-Z ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: Neal Carlson
OWNER: Same as applicant
PREMISES AFFECTED: 3301 W. Hirsch Street

**SUBJECT:** Application for a variation to reduce the east side yard setback

from the required 2.036' to 0.36' (west to be 3.12'), combined side yard setback from 5.09' to 3.48' for the as built three-story single-family residence with a proposed detached two car garage with a

driveway access.

Approved

147-23-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Panfilo Carrazco
OWNER: Same as applicant
PREMISES AFFECTED: 1619 S. Loomis Street

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,804 square feet to convert the existing two-story, two dwelling unit building to a three dwelling

unit building by adding a dwelling unit to the basement.

• Approved

148-23-Z ZONING DISTRICT: RS-3 WARD: 26

**APPLICANT:** Craig Castelli & Shannon Haffey

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2528 W. Superior Street

**SUBJECT:** Application for a variation to reduce the rear setback from 37.37'

to 2', west setback from 3.36' to 1' (east to be 5'), combined side setback from 8.4' to 6' and the minimum distance for parking from the front property line from 20' to zero for a proposed second floor and two-story rear addition and a one-story breezeway with a two-car attached garage with residential space above and a one car unenclosed parking stall in the front of an existing two story, single

family residence.\*

Approved

149-23-S ZONING DISTRICT: B3-1 WARD: 45

**APPLICANT:** Portage Gentleman Shop, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 5128 W. Irving Park Road

**SUBJECT:** Application for a special use to establish a barber shop.

• Approved

<sup>\*</sup>Amended at hearing

150-23-Z ZONING DISTRICT: RT-4 WARD: 12

**APPLICANT:** Knightsbridge Development, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2720 W. 23rd Street

**SUBJECT:** Application for a variation to reduce the minimum lot area per unit

from the required 3,000 square feet to 2,984 square feet for a proposed two-story, three dwelling unit building and rear three

space parking pad.

Approved

151-23-S ZONING DISTRICT: B3-3 WARD: 46

**APPLICANT:** Wilson Dover Investment Partners, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 4553 N. Dover Street

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed five-story, twenty-eight dwelling unit

building.

Approved

152-23-Z ZONING DISTRICT: B3-3 WARD: 46

**APPLICANT:** Wilson Dover Investment Partners, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 4553 N. Dover Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 50' to 15', south side setback from 2' to zero, rear setback from 30' to 3.25' for a proposed five-story, twenty-eight dwelling unit building with a ground floor accessory garage and rooftop

elevator equipment penthouse.

Approved

153-23-Z ZONING DISTRICT: B3-3 WARD: 46

**APPLICANT:** Wilson Dover Investment Partners, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 4553 N. Dover Street

**SUBJECT:** Application for a variation to reduce the required off-street parking

spaces from twenty-eight to twenty-five for a proposed five-story, twenty-eight dwelling unit building with a ground floor accessory

garage and rooftop elevator equipment penthouse.

Approved

154-23-Z ZONING DISTRICT: B3-3 WARD: 46

**APPLICANT:** Wilson Dover Investment Partners, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 4553 N. Dover Street

**SUBJECT:** Application for a variation eliminate the one required loading

space for a proposed five-story, twenty-eight dwelling unit

building with a ground floor accessory garage and rooftop elevator

equipment penthouse.

155-23-Z ZONING DISTRICT: B3-3 WARD: 46

**APPLICANT:** Wilson Dover Investment Partners, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 4553 N. Dover Street

**SUBJECT:** Application for a variation to increase the height from the

maximum 60' to 66' for a proposed five-story, twenty-eight dwelling unit building with a ground floor accessory garage and

rooftop elevator equipment penthouse.

• Approved

156-23-S ZONING DISTRICT: C2-3 WARD: 32

APPLICANT: VILL-OPS, Inc.
OWNER: 1650 Fullerton, LLC
PREMISES AFFECTED: 1850 W. Webster Avenue

**SUBJECT:** Application for a special use to establish an adult use cannabis

dispensary.

Approved

157-23-S ZONING DISTRICT: C2-3 WARD: 32

APPLICANT: VILL-OPS, Inc.
OWNER: 1650 Fullerton, LLC
PREMISES AFFECTED: 1850 W. Webster Avenue

**SUBJECT:** Application for a special use to establish a drive-through facility to

serve a proposed adult use cannabis dispensary.

Approved

158-23-S ZONING DISTRICT: C1-2 WARD:44

**APPLICANT:** KAP-JG, LLC

**OWNER:** 3340 N. Halsted realty, LLC **PREMISES AFFECTED:** 3340 N. Halsted Street

**SUBJECT:** Application for a special use to establish an adult use cannabis

dispensary.

• Approved

## **CONTINUANCES**

446-22-S ZONING DISTRICT: B3-5 WARD: 5

**APPLICANT:** Parkview Mart, Inc. **OWNER:** Same as applicant

**PREMISES AFFECTED:** 6700 S. Jeffery Boulevard

**SUBJECT:** Application for a special use to establish a gas station with an

accessory retail convenience store.

• Withdrawn

447-22-Z ZONING DISTRICT: B3-5 WARD: 5

**APPLICANT:** Parkview Mart, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 6700 S. Jeffery Boulevard

**SUBJECT:** Application for a variation to reduce the south side setback from

the required 4.5' to zero for a proposed gas station with an

accessory convenience store.

Withdrawn

38-23-S ZONING DISTRICT: B3-1 WARD: 11

**APPLICANT:** Sha'Nequa Hall dba Neko'z Place, LLC

**OWNER:** WENG619, LLC **PREMISES AFFECTED:** 617 W. 43rd Street

**SUBJECT:** Application for a special use to establish a hair salon.

Approved

**40-23-Z ZONING DISTRICT: RM-5 WARD: 3 APPLICANT:** Chicago Trust Company, N. A (Trust # BEV-4182)

**OWNER:** Same as applicant **PREMISES AFFECTED:** 65-77 E. 50th Street

**SUBJECT:** Application for a variation to reduce the front wall setback facing a

public street from the required 10' to 3' for a proposed four and five story townhouse development with seven dwelling units, attached thirteen car garage and roof top decks with operable pergolas.

• Continued to May 19, 2023

**41-23-Z APPLICANT:**ZONING DISTRICT: RM-5 WARD: 3
Chicago Trust Company, N.A. (Trust # BEV-4182)

**OWNER:** Same as applicant **PREMISES AFFECTED:** 65-77 E. 50th Street

**SUBJECT:** Application for a variation to increase the building height from the

maximum 47' to 49' for a proposed four and five story townhouse development with seven dwelling units, attached thirteen car

garage and roof top decks with operable pergolas.

• Continued to May 19, 2023

**42-23-Z ZONING DISTRICT: RM-5 WARD: 3 APPLICANT:** Chicago Trust Company, N.A. (Trust # BEV-4182)

**OWNER:** Same as applicant **PREMISES AFFECTED:** 65-77 E. 50th Street

**SUBJECT:** Application for a variation to eliminate the 7' landscape seatback

(with one tree and a few shrubs) along south Michigan Avenue and to eliminate interior landscape (around 176 square feet with one tree) for the proposed seven dwelling unit townhouse development.

• Continued to May 19, 2023

44-23-S ZONING DISTRICT: C1-2 WARD: 33

**APPLICANT:** 2925 W Montrose, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4343 N. Richmond Street

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, six dwelling unit building

and rear six car garage.

• Continued to June 16, 2023

45-23-Z ZONING DISTRICT: C1-2 WARD: 33

**APPLICANT:** 2925 W Montrose, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4343 N. Richmond Street

**SUBJECT:** Application for a variation to reduce the north and south side

setback from the required 3.94' to zero, combined side yard

setback from 9.84' to zero for a proposed three-story, six dwelling

unit building and ear six car garage.

• Continued to June 16, 2023

46-23-S ZONING DISTRICT: C1-2 WARD: 33

**APPLICANT:** 2925 W Montrose, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4347 N. Richmond Street

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, six dwelling unit building

with a rear six car garage.

Continued to June 16, 2023

47-23-S ZONING DISTRICT: C1-2 WARD: 33

**APPLICANT:** 2925 W Montrose, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 4353 N. Richmond Street

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**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, six dwelling unit building

with rear six car garage.

Continued to June 16, 2023

48-23-S ZONING DISTRICT: C1-2 WARD: 33

APPLICANT: 2925 W Montrose, LLC Same as applicant

**PREMISES AFFECTED:** 4357 N. Richmond Street

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, six dwelling unit building

with rear six car garage.

Withdrawn

58-23-S ZONING DISTRICT: C1-2 WARD: 24

**APPLICANT:** Elite Labor Services, Ltd. **OWNER:** T & J Investors, LLC

PREMISES AFFECTED: 3138 W. Cermak Rd. 1st Floor Unit D

**SUBJECT:** Application for a special use to establish a day labor employment

agency.

• Continued to June 16, 2023

72-23-S ZONING DISTRICT: B3-1 WARD: 21

APPLICANT: Burnside Lounge, Inc.
OWNER: Melvin Brooks Jr.
PREMISES AFFECTED: 1823-27 W. 87th Street

**SUBJECT:** Application for a special use to expand an existing tavern into the

second floor with roof access and into the east adjacent side portion of an existing two story and one-story restaurant / tavern

use building with outdoor patio at grade.

Approved

73-23-S ZONING DISTRICT: B3-1 WARD: 21

APPLICANT: Burnside Lounge, Inc.
OWNER: Melvin Brooks Jr.
PREMISES AFFECTED: 1823-27 W. 87th Street

**SUBJECT:** Application for a special use to establish an outdoor rooftop patio

to serve a tavern use.

Approved

75-23-S ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: BabyLuv Beauty Bar, LLC OWNER: Oaklawn Properties, LLC

**PREMISES AFFECTED:** 114 E. 47<sup>th</sup> Street

**SUBJECT:** Application for a special use to establish a hair salon.

Approved

85-23-Z ZONING DISTRICT: DX-7 WARD: 42

**APPLICANT:** Rogers Park Holdings, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 135 N. Des Plaines Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 0.5' for a proposed nine-story transit served building with retail and thirty-six dwelling units and fourteen

efficiency units.

86-23-Z ZONING DISTRICT: DX-7 WARD: 42

**APPLICANT:** Rogers Park Holdings, LLC

**OWNER:** Same as applicant.

PREMISES AFFECTED: 135 N. Des Plaines Street

**SUBJECT:** Application for a variation to establish the driveway and vehicle

access for a proposed nine-story, transit served building with retail

and thirty-six dwelling units and fourteen efficiency units.

• Approved

87-23-Z ZONING DISTRICT: DX-7 WARD: 42

**APPLICANT:** Rogers Park Holdings, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 135 N. Des Plaines Street

**SUBJECT:** Application for a variation to reduce the number of off-street

parking spaces for a transit served location from eighteen to three

for a proposed nine-story building with retail and thirty-six

dwelling units and fourteen efficiency units which shall be located

within 2.640 feet of a CTA rail station.

Approved

96-23-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Ami Kotecha
OWNER: Same as applicant
PREMISES AFFECTED: 1223 N. Marion Court

**SUBJECT:** Application for a variation to reduce the east front setback from the

required 6.62' to 2', north and south side setbacks from 2' to zero, combined side yard setback from 5, to zero for a proposed two-story, single-family residence with an attached two car garage on a

through lot.

Withdrawn

Review of the Board's closed session minutes.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Boar Cal. Nos. 56-23-S and 57-23-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its March 17, 2023 regular meeting.

Adjournment.